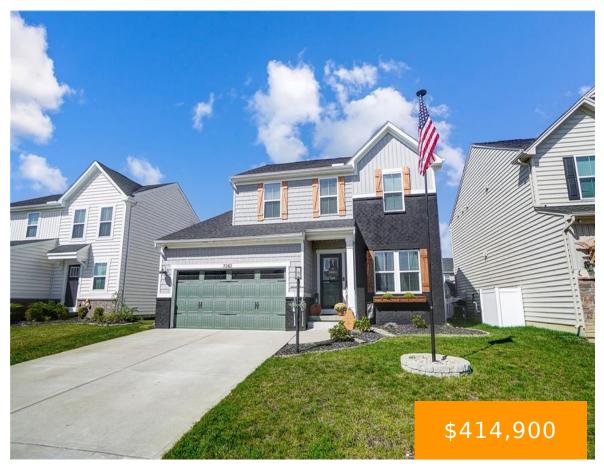
7242, RIVER BIRCH, STREET, TIPP CITY, OH, 45371

https://www.flourishteam.com









Welcome home to this exceptional 5-bedroom, 3 1/2-bath residence in the highly sought-after Carriage Trails Community, where comfort seamlessly meets luxury. Step inside and experience a spacious interior filled with highend finishes and numerous upgrades. The main level features a stunning upgraded kitchen, complete with gorgeous granite countertops, an island, and top-of-the-line appliances, plus tiled [...]

- 5 beds
- 4.00 baths
- Single Family
- Residential
- Active
- 3284 sq ft

Rooms & Units Description

Rooms Total: 14 Room Count: 14

Number Of Full Baths On Level Lo: 1, 0 Number Of Half Baths On Level 1: 1

Number Of Full Baths On Level 2: 2



Location Details

County Or Parish: Miami School District:

Bethel

Directions: From I70, North on Brandt Pike. West on Carriage Trails Parkway. Left on River Birch St. From I70, North on Old Troy Pike. East

on Carriage Trails Parkway. Right on River Birch St.

Zoning: Residential

Property Details

Construction Type: Brick,Frame,Vinyl Levels: 2 Story

Subdivision Name: Carriage Trails Sec 3 Distressed Property: None

Transaction Type: Sale

Property Features

Outside Features: Deck, Fence, Porch,

Deck,Fence,Porch

Utilities: 220 Volt Outlet, City Water, Natural

Gas, Sanitary Sewer

Basement: Finished, Full

Heating: Forced Air, Natural Gas

Kitchen Features: Granite

Counters, Island, Open to Family Room, Pantry

Garage: 2 Car, Attached, Opener, Overhead

Storage, Storage

Inside Features: Gas Water Heater, High Speed Internet, Paddle Fans, Smoke Alarm(s), Walk in

Closet

Appliances: Dishwasher, Garbage Disposal, Microwave, Range, Refrigerator

Windows: Double Hung

Cooling: Central

Fireplace: Electric, Two

Miscellaneous

HOA Condo Fee: 75.00 **HOA Fee Frequency:** Quartlerly

Taxes Semi Annual: 2091.00 Assessments: included



Courtesy of

Office Name: Coldwell Banker Heritage Agent Name: Lisa Nishwitz

Agent Email: Lisa@LisaNishwitz.com **Agent Phone:** (937) 266-3440

